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DBL REAL ESTATE
1702 E MAIN ST
MADISONVILLE, TX 77864
(936) 348-9977 PH/(936) 348-9979 FAX



3813 HENDRIX LANE, MADISONVILLE

Gen. Prop. Description: 3 Bedroom/3 Bath Remodeled Home

Acreage: 11+/- Acres

Road Frontage: County Maintained Dirt/Gravel

School District: Madisonville CISD

Water/Sewer: Water Well/Brand-New Aerobic Treatment System

2014 Tax Information: \$2,580.50 (with Agricultural Reduction)

List Price: \$205,000

Directions From Madisonville: Exit #142 & turn L on Hwy 21W, go 2 mi & turn R on Hwy 75N, go 4.3 mi & turn L on I-45 Frontage Rd, go 4.7 mi & turn L on CR 308/Hendrix Ln, property on L, sign posted.

**GO AHEAD, DREAM THE DREAM TO OWN A PIECE OF TEXAS
AT DBL REAL ESTATE WE CAN HELP YOU GET THERE!**

Buyer's Agents Welcome, but Must Accompany Client from Initial Showing Forward to participate in commission. DBL Real Estate Strives to represent all properties accurately but DBL Real Estate does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us. Though all information presented is believed to be reliable we do not guarantee the reliability of any information given. Buyer should independently verify all information.



Country Homes/Acreage

County: **Madison**
Area: **62 - Madison County**

Addr: **3813 Hendrix**

Sub: **None**

Listing Firm: **DBL Real Estate**

Mkt Area: **Other**

SqFt: **2200/Seller**

SchDist: **99 - Other**

ML #: **2014092**

Tax Acc #: **21483**

Location: **108 - Other Area**



Legal: **11+/- AC out of A-104, Thomas N B Greer, Tr 36, 52.66 AC**

House: **Yes**

Elem: **Madisonville**

Status: **A**

SP/ACR: **\$0.00**

Sec #:

City: **Madisonville**

State: **Texas**

Also for Lease: **No**

LP: **\$205,000**

LP/ACR: **\$18636.36**

KM: **999Z**

Zip: **77864-**

Country: **United States**

Miles:

SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

General, Property, Utilities and Additional Information

Style: **Ranch**

Main Dwell Extr:

Acreage: **10 Up to 15 Acres**

Road Surface: **Dirt, Gravel**

Road Front: **County Maintained**

Topography: **Level, Rolling**

Land Use: **Cattle Ranch, Horses Allowed, Leisure Ranch, Mobile Home Allowed, Unrestricted**

Improve: **Pastures**

Energy: **Ceiling Fans**

Green/Energy Certifications:

Access/Lockbox:

Dir: **From Madisonville - Exit #142 & turn L on Hwy 21 W, go 2 mi, turn R on Hwy 75N & go 4.3 mi, turn L on I-45 Frontage Rd & go 4.7 mi, turn L on CR 308/Hendrix Ln, go 1 mi, property on L**

Physical Property Description - Public: **3/3 Remodeled home, 2,200+ SF (per Seller) on 11+/- AC. Professionally landscaped w/ new sprinkler system, granite counters, beautiful cabinetry, tile showers & FP. ALL NEW: Doors, windows, HVAC w/ duct work, roof w/ 30 yr shingles, tank-less water heater, fixtures, new aerobic septic system w/ industrial capacity. Adjoining 7+/- AC available for purchase. Asking \$205,000**

Living: **14X20**

Den:

GameRm:

Micro: **No**

Oven:

Util Rm: **Utility Rm in House**

Bedrooms: **All Bedrooms Down**

Rooms: **1 Living Area, Breakfast Room, Formal Dining**

Interior:

Spcl Condt: **Survey Required**

Disclosures: **Sellers Disclosure**

Exclusions:

Maint Fee: **No/\$**

Financing Available: **Cash Sale, Conventional, FHA, VA**

Stories:

Main Dwell Type: **Free Standing**

Acres: **11**

Waterfront Features:

Show: **Appointment Required**

Lot Desc:

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Dining: **10X14** 1st Bed: **10X11**

Kitchen: **12X14** 2nd Bed: **10X11**

Breakfast: 3rd Bed: **10X11**

Dishwshr: **No** Dispsl: **No**

Range:

Connect: **Electric Dryer Connections, Washer Connections**

Mstr Bath:

Flooring:

Defects: **Seller's Disclosure Attached**

New Construction: **No/**

Apprx Comp:

Lot Dim:

Trees: **Clusters**

Access:

Lot Desc:

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4th Bed:

5th Bed:

Sep Ice Mkr:

Prvt Pool: **No/**

Fireplace: **1/Wood Burning Fireplace**

Countertops:

Occupant: **Vacant**

Taxes w/o Exemptions/Yr: **\$2,581/2014**

Tax Rate:

Bedrooms: **3/**

FB/HB: **3/**

Garage: **0/**

Carport: **/**
Gar/Car

Mineral Rights: **Yes**

Extra Rm:

Study/Library:

Cmpctr: **No**

Area Pool: **No**

Frnt Door Faces:

Foundation:

Heat: **Central Electric**

Cool: **Central Electric**

Water/Swr: **Aerobic, Well**

Util Dist:

3813 Hendrix

MLS#: 2014092

List Price: \$205,000



Front view of home - new landscaping w/new sprinkler system



Kitchen - beautiful granite counters



Built-in desk with granite counter. A great place for homework or recipe planning!



Kitchen - notice the detailed built-ins



Custom wood burning FP



Living room - refinished, original hardwood flooring



BR - stained concrete floors



BA - Stone tile masonry. All 3 bathrooms have this feature!



BR - stained concrete floors



Hallway with original walls preserved!



2nd view of original walls



3rd view of original walls





Back view of home



Covered porch



Brand-New Cedar Well House



Side view of landscaping



New privacy fencing



Up close view of landscaping

*Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: Don Hatcher

DBL Disclaimer: Measurements
are approximated

3813 Hendrix Lane,
Madisonville 11+/- Ac



Adjoining 7+/-
Acres also
available for
purchase



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

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Don & Beverly Hatcher

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